

**TOWN OF BUCKEYE  
COMMUNITY PLANNING AND DEVELOPMENT BOARD  
TOWN COUNCIL CHAMBERS  
100 NORTH APACHE ROAD  
BUCKEYE, ARIZONA 85326**

**REGULAR MEETING**

**OCTOBER 12, 2004**

**7:00 P.M.**

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623.386.8299) seventy-two (72) hours in advance if you need a sign language interpreter or alternate material for a visual or hearing impairment.

**AGENDA ITEM**

**RECOMMENDED BOARD ACTION**

**1. CALL TO ORDER**

**1. None**

**2. ROLL CALL**

**2. None**

**3. APPROVAL OF MINUTES**

**3. Possible motion to approve the minutes of the September 28, 2004, Regular Meeting**

**4. Withdrawals / Continuances, Old Business**

**4. Old Business**

**4A. GPA(m)04-352: Stotz Farms General Plan Amendment**

Request by Rob Rosztoczy, on behalf of Stotz Farms, Inc. for a minor General Plan Amendment on approximately 11 acres located generally on the northwest corner of Lower Buckeye Rd. and Perryville Rd. from the Planned Community land use district designation to the Commercial Center land use district designation.

**4A. Discussion and possible motion.**

**4B. RZ04-351: Stotz Farms Rezoning**

Request by Rob Rosztoczy, on behalf of Stotz Farms, Inc. for the rezoning of approximately 11 acres located generally on the northwest corner of Lower Buckeye Rd. and Perryville Rd. from Rural 43 (Maricopa County) to the Commercial Center land use district.

**4B. Public Hearing, discussion and possible motion.**

**5. NEW BUSINESS:**

**5.**

**5A. SP04-175: Site Plan-Sonoran Vista Water Tank – Well Site**

Request by Sonoran Vista Development Group, LLC, for site plan approval of a Well site and two Tank Sites located within the subdivision known as Sonoran Vista generally located at the northwest corner of Roeser Street and Watson Road.

**5A. Public Hearing, discussion and possible motion.**

**5B. A04-14: Copper Falls Annexation**

Request by RBF Consulting on behalf of KB Home for the annexation of approximately 272 acres into the Town of Buckeye as generally located west of Miller Road, south of Broadway Road, and north of Southern Avenue and also generally located in the east half of Section 30, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

**5B.** Discussion and possible motion.

**5C. RZ04-254: Copper Falls Rezoning**

Request by RBF Consulting in association with Jason Weber of KB Home on behalf of Grace Youngker, B. Bar G. Farms L.L.P., and Marven Investments for the Rezoning of approximately 272 acres of land located generally southwest from the intersection of Miller Road and Broadway Road from the RR, Rural Residential Land Use District to that of the PC, Planned Community Land Use District.

**5C.** Public Hearing, discussion and possible motion.

**5D. A04-11: Curtis Coughlin Annexation**

Request by Curtis Coughlin, Arizona Land Services Group, for the annexation of approximately 157 acres located at the southeast corner of Broadway Road and Rooks Road.

**5D.** Discussion and possible motion

**5E. GPA(m)04-238: Curtis Coughlin General Plan Amendment**

Request by Curtis Coughlin, Arizona Land Services Group, for a minor General Plan Amendment to approximately 157 acres located at the southeast corner of Broadway Road and Rooks Road from Planned Community to Planned Residential and Commercial Center.

**5E.** Discussion and possible motion.

**5F. RZ04-239: Curtis Coughlin Rezoning**

Request by Curtis Coughlin, Arizona Land Services Group, for the Rezoning of approximately 157 acres located at the southeast corner of Broadway Road and Rooks Road from R-43, Maricopa County, to Planned Residential and Commercial Center.

**5F.** Public Hearing, discussion and possible motion.

**5G. GPA(m)04-308:**

**Watson Yuma Crossing General Plan Amendment**

Request by Douglas Luther on behalf of Yuma Watson Crossing, L.L.C. for a minor General Plan Amendment on approximately 20 acres of land located generally southwest from the intersection of Yuma Road and Watson Road from the MR, Mixed Use Residential Land Use District to that of the CC, Commercial Center Land Use District.

**5G.** Discussion and possible motion.

**5H. Case No. RZ04-307: Watson Yuma Crossing Rezoning**

Request by Douglas Luther on behalf of Yuma Watson Crossing, L.L.C. for the Rezoning of approximately 20 acres of land located generally southwest from the intersection of Yuma Road and Watson Road from the MR, Mixed Use Residential Land Use District to that of the CC, Commercial Center Land Use District.

**5H.** Public Hearing, discussion and possible motion.

**5I. A04-12: John E. Garretson Annexation**

Request by John E. Garretson, for the annexation of approximately 305 acres generally located east of Miller Road between McDowell and Yuma Roads.

**5I.** Discussion and possible motion.

**5J. MGPA04-242:**

**John E. Garretson Major General Plan Amendment**

Request by John Garretson for a Major General Plan Amendment to the Town of Buckeye General Plan Land Use District Map designating approximately 305 acres generally located east of Miller between McDowell Road and Yuma Road as Planned Residential instead of the current Rural Residential designation.

**5J.** Public Hearing, discussion and possible motion.

**5K. RZ04-243: John E. Garretson Rezoning**

Request by John Garretson, for the rezoning of approximately 305 acres generally located east of Miller between McDowell Road and Yuma Road from R-43, Maricopa County to Planned Residential.

**5K** Public Hearing, discussion and possible motion.

**5L. A04-16: John Hindman Annexation**

Request by Kyle Hindman, for the annexation of approximately 198 acres generally located south of Beloit Road and east of Rooks Road.

**5L.** Discussion and possible motion.

**5M. MGPA04-275:**

**John Hindman Major General Plan Amendment**

Request by Roy Bennett and John Hindman for a Major General Plan Amendment to the Town of Buckeye General Plan Land Use District Map designating approximately 198 acres generally located south of Beloit Road and east of Rooks Road as Planned Residential/Commercial Center/Mixed Residential instead of the current Rural Residential designation.

**5M.** Public Hearing, discussion and possible motion.

**5N. RZ04-276: John Hindman Rezoning**

Request by Roy Bennett and John Hindman, for the rezoning of approximately 198 acres generally located south of Beloit Road and east of Rooks Road from R-43, Maricopa County to Planned Residential/Commercial Center/Mixed Residential.

**5N.** Public Hearing, discussion and possible motion.

**6. COMMENTS FROM THE PUBLIC**

Members of the audience may comment on non-agenda items.

**6. None.** State Open Meeting Law does not permit the Board to discuss items not specifically on the agenda.

**7. REPORTS FROM STAFF**

**7.** As Presented

**8. REPORTS FROM DEVELOPMENT BOARD**

**8.** As Presented

**9. ADJOURNMENT**

**9.** Motion to Adjourn